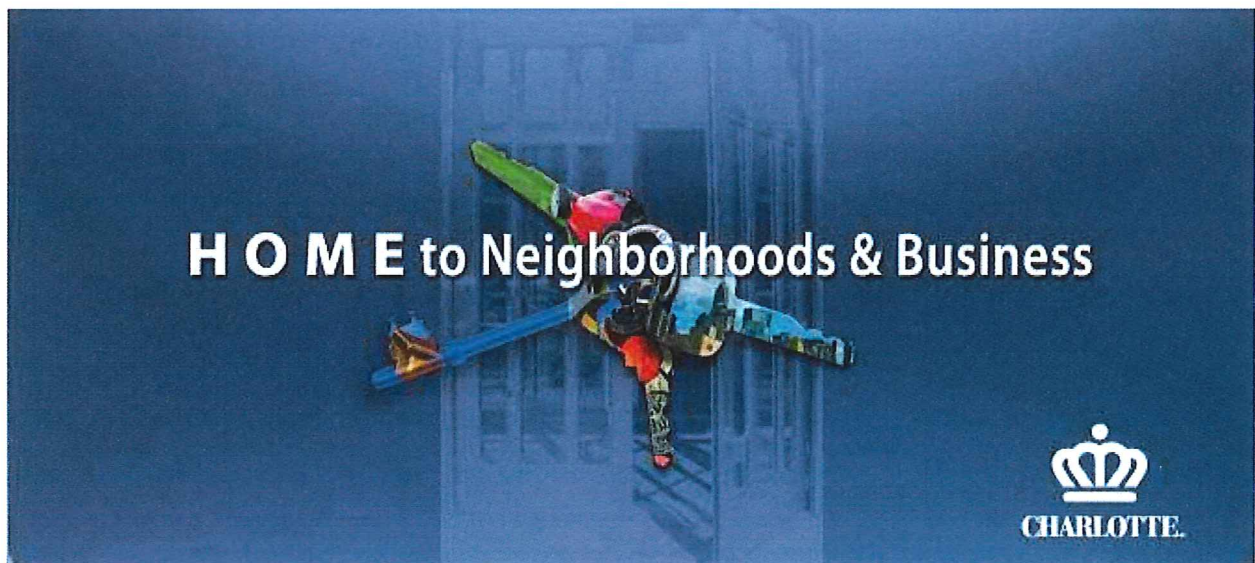




**City of Charlotte
and Charlotte-Mecklenburg Consortium**

FY18 Annual Action Plan

DRAFT



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Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The City of Charlotte and Charlotte-Mecklenburg Regional Housing Consortium's Annual Action Plan identifies the City's community development needs and outlines a comprehensive and coordinated strategy for addressing these needs. It serves as the application for funding for the following federal entitlement programs that serve low and moderate income families;

- Community Development Block Grant (CDBG)
- HOME Investment Partnership (HOME)
- Emergency Solutions Grant (ESG)
- Housing Opportunities for Persons with HIV/AIDS (HOPWA)

Overview

The City of Charlotte is experiencing strong growth and in-migration. The job and real estate markets of the Charlotte Metropolitan area are healthy resulting in higher real estate prices. Unfortunately the benefits of these economic conditions are not shared equally; over 71,000 households in Charlotte earn less than \$32,100 a year. Households with this level of income struggle to find decent, affordable housing and housing cost crowds out spending on daily living expenses such as food and transportation.

The need for housing for households at lower income levels remains strong, particularly households with special needs such as members with developmental disabilities or those living with HIV/AIDS. Recent Department of Housing and Urban Development data indicates a need for over 34,000 housing units affordable to families at or below 50% of median area income. Housing needs are expected to intensify as real estate forecasts indicate market pressures will allow higher pricing on both rental units and for-sale housing. Along with housing, community partners continue to voice the need for community investments that improve community related infrastructure, sustain existing housing stock and increase economic opportunities.

2. Summarize the objectives and outcomes identified in the Plan

The City of Charlotte's plan builds off the successes of past plans and identifies nine goals for the year's activities:

1. Provide temporary rental assistance
2. Finance permanent supportive rental housing
3. Provide opportunities for homeownership
4. Provide programs to support persons with HIV/AIDS
5. Increase the supply of affordable rental housing
6. Improve existing housing stock
7. Support facilities and programs for the homeless
8. Increase neighborhood sustainability
9. Promote business growth and a robust workforce

Some goals will be accomplished through continued funding of the City's housing rehabilitation programs and the HouseCharlotte downpayment assistance program. Other goals will be accomplished by partnering with community agencies to rehabilitate and develop housing, provide emergency utility / rental assistance and support programs that assist families' return to self-sufficiency. Ending and preventing homelessness continues to be a particular focus for the Charlotte community and this plan. To assist in reaching this goal, the City will continue to provide support for homeless services agencies through funding of shelter operations, homelessness prevention and the provision of rental subsidies. Approval of the Action Plan is a requirement for continued participation in federally funded housing and community development programs. The activities indicated in this plan address three statutory goals set by HUD:

1. Provide Decent Housing
2. Provide A Suitable Living Environment
3. Provide Expanded Economic Opportunities

3. Evaluation of past performance

From 2010 to 2015 the City of Charlotte used HUD funding in varied ways to improve the lives of low and moderate income households in Charlotte. The City of Charlotte provided over 1,000 rehabilitated housing units, funded over 800 units of new construction, approved approximately 1,200 loans for downpayment assistance and funded agencies providing housing counseling, emergency assistance payments, rental assistance and emergency housing services. It also continued support for the ongoing redevelopment of Brightwalk, a mixed income housing community. The City provided job-creating

economic development loans and supported programs that provide educational enrichment activities for children. As the City of Charlotte grows, the need for these activities continues, and services such as these play an important role in creating diverse, healthy and vibrant communities for all Charlotteans.

4. Summary of Citizen Participation Process and consultation process

The City of Charlotte is committed to ensuring that all Charlotte-Mecklenburg residents have the opportunity to learn, understand and provide comments regarding City plans. While developing the plan, the City consults with its housing and community development partners. These groups included nonprofit organizations, Carolina's Care Partnership, the Continuum of Care and the Charlotte Housing Authority.

Based on partner feedback, a needs assessment, and market analysis, the City develops a draft plan that is presented at two community forums, one of which is provided in Spanish. The draft plan is now available for 30 days for review and comment online and at Mecklenburg County libraries. Finally, City Council will hold a public hearing prior to approving the plan. This City conducts citizen engagement that results in better plans that more wholly reflect the needs and aspirations of all Charlotteans.

5. Summary of public comments

N/A

6. Summary of comments or views not accepted and the reasons for not accepting them

N/A

7. Summary

The City of Charlotte, its elected officials and community development practitioners work with diligence to provide all Charlotteans with safe communities and neighborhoods that are healthy and vibrant. The FY2018 Action Plan provides programs and resources to achieve these goals. The plan emphasizes the City's role as a partner in a larger coalition of agencies providing diverse housing and services to the citizens of Charlotte Mecklenburg.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	CHARLOTTE	Neighborhood & Business Services
HOPWA Administrator	CHARLOTTE	Neighborhood & Business Services
HOME Administrator	CHARLOTTE	Neighborhood & Business Services
ESG Administrator	CHARLOTTE	Neighborhood & Business Services

Table 1 – Responsible Agencies

Consolidated Plan Public Contact Information

Warren Wooten, Housing Operations Manager
Neighborhood & Business Services - City of Charlotte
600 E. Trade Street
Charlotte, NC 28202
(704)336-2489
twooten@charlottenc.gov

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The following section outlines the City's consultation process. By consulting and collaborating with housing and community development stakeholders, the City can align and coordinate community development programs with a range of other plans, programs and resources to achieve greater impact.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City of Charlotte recognizes the need for a coordinated effort between local governments, nonprofits and provider agencies in dealing with the challenges facing low and moderate income families. To foster coordination, the City sponsors the Charlotte-Mecklenburg Housing Advisory Board - a group of stakeholders tasked with the ongoing implementation of the Ten Year Plan to End and Prevent Homelessness. The City is lead agency for the Continuum of Care (CoC), providing services for vulnerable households. The City also participates in the Homelessness Services Network, a group of organizations working together on issues related to homelessness.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City continues to address the need of homeless persons and persons at risk of homelessness through involvement with the CoC. The City of Charlotte has been designated as the CoC lead for the Charlotte Mecklenburg Continuum of Care streamlining City participation. The City consults with CoC participants to determine the funding priorities for ESG and HOME.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City continues to address the need of homeless persons and persons at risk of homelessness through involvement with the CoC .The City of Charlotte has been designated as the CoC lead for the Charlotte Mecklenburg Continuum of Care streamlining City participation. The City consults with CoC participants to determine the funding priorities for ESG and HOME.

2. Agencies, groups, organizations and others who participated in the process and consultations

Please see the below chart.

1	Agency/Group/Organization	CHARLOTTE HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	CHA authors public housing portions of the plan and reviews the final Action Plan while in draft the provides comments as applicable.
2	Agency/Group/Organization	Charlotte Mecklenburg Continuum of Care
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The CoC Steering committee is provided a briefing and asked to comment on the plan.

3	Agency/Group/Organization	Carolina's Care Partnership
	Agency/Group/Organization Type	Housing Services - Housing Services-Health
	What section of the Plan was addressed by Consultation?	HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Carolinas CARE Partnership is the City's HOPWA partner and involved in all aspects of HOPWA program implementation.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	City of Charlotte	Consolidated Planning and the CoC Plan development are facilitated by staff from the same department. HUD funding utilized by the CoC members (ESG, HOME TBRA) are implemented using CoC Plan standards.

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The City provided several opportunities for stakeholders and citizens to provide input at multiple stages in the development of this Consolidated Plan. The City will hold two public forums, provide the draft document for public review, and a public hearing is before City Council. Several advertisements were run in local papers to publicize these outreach activities.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish				
2	Newspaper Ad	Non-targeted/broad community				
3	Public Hearing	Non-targeted/broad community				

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Funding resources include annual formula allocations from HUD, program income generated by payments made on investments and remaining resources from prior years.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	5,351,235	300,000	0	5,651,235	0

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,299,536	600,000	574,884	3,474,420	0	
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	2,165,860	0	0	2,165,860	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	466,608	0	0	466,608	0	
Continuum of Care	public - federal	Supportive services	0	0	0	0	0	
Other	public - local	Financial Assistance Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	0	0	0	0	0	

Table 1 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Charlotte uses federal and local funding together to support a wide range of housing and community development activities. The City uses local dollars earmarked for housing and leverages dollars provided by City partners to provide an outstanding return on federal investments. The City sets aside local dollars to match with HOME funds, only drawing 75% of a project cost and the remaining amount from local funds on each HOME draw. The Emergency Solutions Grant match is provided by each subrecipient and verified during yearly grant monitoring.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Charlotte is reviewing public land for possible use in providing affordable housing solutions.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide temporary rental assistance.	2016	2020	Affordable Housing Homeless	City of Charlotte	Short term rental assistance.	HOME: \$330,000 ESG: \$270,000	Tenant-based rental assistance / Rapid Rehousing: 140 Households Assisted
2	Finance permanent supportive rental housing.	2016	2020	Affordable Housing Homeless Non-Homeless Special Needs	City of Charlotte	Affordable rental housing units. Support for special populations.	HOPWA: \$250,000	Housing for People with HIV/AIDS added: 20 Household Housing Unit
3	Provide opportunities for homeownership.	2016	2020	Affordable Housing	City of Charlotte	Financial support for homebuyers.	HOME: \$2,327,009	Homeowner Housing Added: 300 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Provide programs to support persons with HIV/AIDS.	2016	2020	Affordable Housing Non-Homeless Special Needs	HOPWA Designated Service Area	Support for special populations.	HOPWA: \$1,915,860	Public service activities other than Low/Moderate Income Housing Benefit: 550 Persons Assisted Tenant-based rental assistance / Rapid rehousing: 50 Households Assisted Homelessness Prevention: 120 Persons Assisted HIV/AIDS Housing Operations: 300 Household Housing Unit
5	Increase the supply of affordable rental housing.	2016	2020	Affordable Housing	City of Charlotte City of Charlotte/ Mecklenburg County	Affordable rental housing units. Focused neighborhood redevelopment. Improvements to existing housing stock.	HOME: \$75,000	Rental units constructed: 4 Household Housing Unit Rental units rehabilitated: 2 Household Housing Unit
6	Improve existing housing stock.	2016	2020	Affordable Housing	City of Charlotte	Improvements to existing housing stock.	CDBG: \$2,201,409 HOME: \$55,556	Homeowner Housing Rehabilitated: 95 Household Housing Unit

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Annual Action Plan
2017

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Support facilities and programs for the homeless.	2016	2020	Homeless	City of Charlotte	Support for special populations.	ESG: \$196,608	Homeless Person Overnight Shelter: 2700 Persons Assisted Homelessness Prevention: 20 Persons Assisted
8	Increase neighborhood sustainability.	2016	2020	Affordable Housing Non-Housing Community Development	Double Oaks Redevelopment Area City of Charlotte City of Charlotte/Mecklenburg County	Affordable rental housing units. Focused neighborhood redevelopment. Improvements to existing housing stock.	CDBG: \$1,620,000 HOME: \$513,605	Homeowner Housing Added: 8 Household Housing Unit Homeowner Housing Rehabilitated: 50 Household Housing Unit Other: 20 Other
9	Promote business growth and a robust workforce.	2016	2020	Non-Housing Community Development	City of Charlotte	Grow businesses and a robust workforce.	CDBG: \$815,007	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted

Table 1 – Goals Summary

Goal Descriptions

1	Goal Name	Provide temporary rental assistance.
	Goal Description	
2	Goal Name	Finance permanent supportive rental housing.
	Goal Description	
3	Goal Name	Provide opportunities for homeownership.
	Goal Description	
4	Goal Name	Provide programs to support persons with HIV/AIDS.
	Goal Description	
5	Goal Name	Increase the supply of affordable rental housing.
	Goal Description	
6	Goal Name	Improve existing housing stock.
	Goal Description	
7	Goal Name	Support facilities and programs for the homeless.
	Goal Description	
8	Goal Name	Increase neighborhood sustainability.
	Goal Description	
9	Goal Name	Promote business growth and a robust workforce.
	Goal Description	

Table 2 – Goal Descriptions

AP-35 Projects - 91.420, 91.220(d)

Introduction

The City of Charlotte will continue to implement City Council priorities as described in the action plan. For the FY18 fiscal year, the City will provide housing rehabilitation, new construction, rental subsidies, downpayment assistance, relocation, funding for HIV related housing initiatives, emergency shelter and housing support, and funding for afterschool programming. Additional ongoing efforts include public facilities and pedestrian improvements in the Grier Heights neighborhood and the continuing Double Oaks redevelopment project.

#	Project Name
1	Brightwalk Redevelopment Project
2	FY18 Housing Rehabilitation
3	FY18 HOPWA Funded Projects
4	FY18 Emergency Solutions Grant Projects
5	FY18 New Construction, Consortia & Nonprofit Projects
6	FY18 TBRA
7	FY18 HouseCharlotte & Financial Assistance
8	FY18 Out of School Time Grants
9	FY18 Voluntary Relocation
11	Grier Heights Neighborhood Improvements

Table 3 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Allocation priorities were made based on City Council priorities, community comments and ongoing project needs. The resources available to support creating and preserving affordable housing units continue to be insufficient to meet existing demand for affordable rental units resulting in high levels of cost-burdened households within the city.

AP-38 Project Summary
Project Summary Information

1	Project Name	Brightwalk Redevelopment Project
	Target Area	Double Oaks Redevelopment Area
	Goals Supported	Increase neighborhood sustainability.
	Needs Addressed	Focused neighborhood redevelopment.
	Funding	CDBG
	Description	A large redevelopment project including, housing, relocation, site development and infrastructure improvements to support housing.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	When completed, the Brightwalk mixed income redevelopment project will provide over 400 quality below market rate housing units.
2	Location Description	Statesville Avenue near the Druid Hill Community.
	Planned Activities	Multiyear mixed income redevelopment project.
	Project Name	FY18 Housing Rehabilitation
	Target Area	City of Charlotte
	Goals Supported	Improve existing housing stock. Increase neighborhood sustainability.
	Needs Addressed	Improvements to existing housing stock.

3	Funding	CDBG: \$2,201,409 HOME: \$55,556
	Description	Housing units rehabilitated during the FY18 fiscal year.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	95 households.
	Location Description	
	Planned Activities	Housing rehabilitation for low and moderate income homeowners.
	Project Name	FY18 HOPWA Funded Projects
	Target Area	HOPWA Designated Service Area
	Goals Supported	Finance permanent supportive rental housing. Provide programs to support persons with HIV/AIDS.
	Needs Addressed	Support for special populations.
	Funding	HOPWA: \$2,165,860
	Description	All activities funded under HOPWA for the FY18 fiscal year.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	Housing agencies will provide a variety of activities that address the needs of households living with HIV/AIDS including but not limited to housing information services, rental assistance, operating assistance and new units.
4	Project Name	FY18 Emergency Solutions Grant Projects
	Target Area	City of Charlotte
	Goals Supported	Finance permanent supportive rental housing. Support facilities and programs for the homeless.
	Needs Addressed	Support for special populations.
	Funding	ESG: \$466,608
	Description	All activities funded under the Emergency Solutions Grant for the FY18 fiscal year.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Provides for shelter support, homelessness prevention and rapid rehousing for over 2,800 households.
5	Location Description	
	Planned Activities	Shelter operations, rehab rehousing and homelessness prevention.
	Project Name	FY18 New Construction, Consortia & Nonprofit Projects
	Target Area	Double Oaks Redevelopment Area City of Charlotte

6	Goals Supported	Provide opportunities for homeownership. Increase the supply of affordable rental housing. Improve existing housing stock. Increase neighborhood sustainability.
	Needs Addressed	Affordable rental housing units. Improvements to existing housing stock. Financial support for homebuyers. Focused neighborhood redevelopment.
	Funding	CDBG: \$1,470,000 HOME: \$588,605
	Description	Projects related to the construction activities of nonprofit partners and consortia members.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	About 60 LMI households will be assisted under this project.
	Location Description	
	Planned Activities	Activities under this project include rental and new construction housing activities for both single and multifamily housing developments conducted by nonprofit housing agencies.
	Project Name	FY18 TBRA
	Target Area	City of Charlotte
	Goals Supported	Provide temporary rental assistance.
	Needs Addressed	Grow businesses and a robust workforce.
	Funding	HOME: \$330,000

	Description	Tenant based rental assistance activities funded in FY18.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	75 very low income households will be provided rental assistance.
	Location Description	
	Planned Activities	Rental assistance.
7	Project Name	FY18 HouseCharlotte & Financial Assistance
	Target Area	City of Charlotte
	Goals Supported	Provide opportunities for homeownership.
	Needs Addressed	Financial support for homebuyers.
	Funding	HOME: \$2,327,009
	Description	Down payment assistance provided by the City and nonprofit partners.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	300 households purchasing homes will benefit from HouseCharlotte downpayment assistance.
	Location Description	
	Planned Activities	
8	Project Name	FY18 Out of School Time Grants
	Target Area	City of Charlotte

9	Goals Supported	Promote business growth and a robust workforce.
	Needs Addressed	Support for special populations.
	Funding	CDBG: \$815,007
	Description	Funding provided to out of school time programs conducting public services.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Up to 1,000 students will be provided out of school time services.
	Location Description	
	Planned Activities	
	Project Name	FY18 Voluntary Relocation
	Target Area	City of Charlotte
	Goals Supported	Increase neighborhood sustainability.
	Needs Addressed	Focused neighborhood redevelopment.
	Funding	CDBG: \$150,000
	Description	Funding for tenant relocation due to property code violations.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Up to 20 families with receive voluntary relocation services.
	Location Description	

10	Planned Activities	
	Project Name	Grier Heights Neighborhood Improvements
	Target Area	City of Charlotte
	Goals Supported	Increase neighborhood sustainability.
	Needs Addressed	Community facilities and infrastructure.
	Funding	
	Description	Pedestrian improvements to support ongoing community development activities underway by local nonprofit housing organizations.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Up to 300 households will benefit from this project.
	Location Description	This pedestrian improvement project is located on Heflin and Orange Streets in the Greir Heights Community.
	Planned Activities	Pedestrian improvements.

Table 4 – Project Summary

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Charlotte is North Carolina's largest city and the second largest city in the southeast. The City is home to an estimated 792,862 persons and over 30,000 low income families. The jurisdiction includes the city limits of Charlotte. The City is also the lead agency of a HOME Consortium that consists of the City of Charlotte, Mecklenburg County, Mint Hill, Matthews, Pineville, Huntersville, Cornelius and Davidson.

The focus of City community development activities are low and moderate income neighborhoods with housing needs. Many of these communities are located in a crescent around Charlotte that starts in West Charlotte and wraps around the northern side of Charlotte ending in the East Charlotte area.

Geographic Distribution

Target Area	Percentage of Funds
Double Oaks Redevelopment Area	5
City of Charlotte	
City of Charlotte/ Mecklenburg County	
HOPWA Designated Service Area	

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Double Oaks Redevelopment area, now known as Brightwalk, is a multiyear redevelopment project of the City of Charlotte in partnership with the Charlotte-Mecklenburg Housing Partnership. This project is near completion.

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

The City of Charlotte continues to recognize a critical shortage in housing affordable to families at or below 80% of median area income. In addition to the need for new affordable units, development pressures in Charlotte endanger existing affordability of neighborhoods in or near the City's urban core. Both securing new affordable units and preserving existing units are essential components to a comprehensive housing strategy. The City also provides resources to reduce and eliminate homelessness. One resource, temporary rental assistance, is provided through city nonprofit housing partners as a component of a larger homelessness reduction plan.

One Year Goals for the Number of Households to be Supported	
Homeless	250
Non-Homeless	488
Special-Needs	20
Total	758

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	250
The Production of New Units	350
Rehab of Existing Units	140
Acquisition of Existing Units	18
Total	758

Table 1 - One Year Goals for Affordable Housing by Support Type

Discussion

The City will provide up to 350 down payment assistance loans, rehabilitate 105 housing units and provide 120 households with rental assistance.

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

The City of Charlotte, like many urban areas, continues to face a huge shortage of affordable housing. The Charlotte Housing Authority (CHA) developed a strategic plan to help meet this affordability gap by using our legacy assets to develop mixed income housing, offering more workforce housing to Charlotte's growing low income population in the coming years.

Our strategy is a combination of preserving the assets we have via the Rental Assistance Demonstration (RAD) program at the U.S. Department of Housing and Urban Development (HUD), converting legacy assets to mixed income developments where possible and seeking out creative ways to expand the area's supply of sustainable workforce housing.

CHA converted 1,350 units to the RAD program in 2016. RAD is a voluntary program authorized by the U.S. Congress and run by the U.S. Department of Housing and Urban Development (HUD) which allows selected public housing authorities the opportunity to convert public housing units to project-based voucher units. The Section 8 voucher funding stream from HUD has been more stable over time. This means CHA can preserve the long-term affordability of our subsidized units without increasing the rental cost to CHA residents.

Actions planned during the next year to address the needs to public housing

Property and Asset Management Activities

By March of 2017, the Charlotte Housing Authority (CHA) anticipates completing a planned conversion of all but 136 of its public housing units to the RAD (Rental Assistance Demonstration) platform. The final 136 will be converted in early 2018. Once completed, CHA will have 3,475 RAD units in operation in Charlotte, all participating in the Project-based voucher program.

CHA has not seen any adverse impact to our residents. A RAD conversion will not impact the tenant's rental payment. Residents will continue to pay rent under their current structure. There will be no reduction in the number of residential units CHA has due to the RAD conversion and no resident will lose their affordable home simply because CHA converted to a Project Based Voucher funding platform. In fact, CHA has put 12 non-dwelling units back on line as residential units, meaning we have increased the numbers we can house during our RAD conversion.

CHA also plans substantial renovations at Gladedale, and Glen Cove Apartments during 2017, and minor renovations at other public housing communities, working to keep these affordable homes in service for another 40 years.

Real Estate Development Activities

In 2017, CHA, via its non-profit subsidiary Horizon Development Properties, Inc. (HDP), will lease-up and open The Landing at Park Road, a 92-unit development for seniors, with incomes at 30-60% of the area median income needing rental assistance, and continue its predevelopment and demolition activities leading to the revitalization of the Strawn Cottages site in the historic Dilworth neighborhood. In addition, HDP will complete construction and begin lease-up on the redevelopment of Tall Oaks, transforming 50 outdated public housing units into 81 RAD units in the thriving and historic Cherry neighborhood. Planning is already underway for Tall Oaks II, adding much more needed workforce housing in this rapidly gentrifying neighborhood. In addition, CHA will undertake predevelopment activities on the revitalization of one development that will be in the RAD conversion process in 2017 (Dillehay Courts) and will launch predevelopment activities on a new affordable housing development in midtown Charlotte.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

PLEASE NOTE: By the end of calendar year 2017 CHA will only have 136 public housing units remaining in its portfolio and those will be gone by mid-2018. CHA will continue its mission of providing safe, decent and affordable housing to low income families, seniors and individuals.

Between July 1, 2017 and June 30, 2018, CHA will continue three strategies to encourage the low income residents it serves to become more involved in management and participate in home ownership.

1. Family Self-sufficiency services. As a part of its participation in the RAD program, CHA is expanding the reach of its proven Family Self-Sufficiency (FSS) program. Every able-bodied head of household living in a RAD unit is now required to work, or be involved in activities that will lead to employment and CHA is providing each head of household with a case manager to help him/her reach his/her goals. The ultimate goal is to see these individuals/families exit public housing to home ownership or market rate rental. We know we have been successful in helping residents become employed because we carefully track outcomes and provide monthly updates to the CEO and bi-annual reports to our Board of Commissioners. Across all programs, since FY10 we have seen 96 families exit our FSS programs to home ownership and another 515 families exit to a private rental apartment. As of January 31, 2017, a stunning 72% of the heads of household enrolled in our FSS programs were employed and 61% of those employed had a job retention rate of 12 months or more, with an overall average income of \$18,221.

2. Housing Choice Voucher Homeownership Services. CHA launched a Housing Choice Voucher Home Ownership program in 2016, allowing Housing Choice voucher participants the opportunity to use their Housing Assistance Payment (HAP) as a portion of their mortgage payment for 15 years for families or for 30 years for elderly and disabled households. After the 15/30-year time frame the individual/family will assume the entire mortgage obligation. The program includes a provision of FSS services for the participating households, along with homeownership education and counseling. When conceived, the goal was to have 10-15 households join this program every year. Since launching this program two years ago, 267 households have expressed interest in the program, 81 have been formally enrolled and four households have closed on a home. We have a realtor in our Client Services Department who manages this program, working closely with our HCV department.
3. Resident Advisory Council (RAC)/Resident Liaison Services. CHA has one full-time staff person in its Client Services Department devoted to working with CHA residents on the organization of Resident Organizations and the maintenance of the Resident Advisory Council. RAC is provided an opportunity to present a report to the Board of Commissioners every quarter, and is given many opportunities for leadership development throughout the year. In addition, the CEO and key management staff meet with the Resident Advisory Council every month to gather their input in what is known as the CEO Roundtable.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

n/a

Discussion

The Charlotte Housing Authority actively works with its residents to provide quality housing and move more families to self-sufficiency.

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

The City of Charlotte continues to focus, along with its many community partners, on the issue of homelessness in the Charlotte community. While most recent Point in Time counts indicate the City is making progress, homelessness is still a significant community issue and requires the continuing work of the many programs and agencies working to reduce homelessness in Charlotte. Of particular focus over the next two years are initiatives to eliminate both veterans' and chronic homelessness.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City will continue to support various agencies who conduct street outreach activities. The City also participates in Coordinated Assessment, a tool to record and direct homeless individuals and households towards appropriate services. Using outreach, assessment and services the City and its partners hope to soon end veteran and chronic homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

This plan will continue to provide funding to existing shelters in Charlotte. The Salvation Army Center of Hope shelter for women and children recently expanded to add additional beds. The City believes with these additional beds and overflow shelter space available during emergencies, the City has adequate shelter space for families and individuals in need. The City has also proposed increased funding for rental assistance to ensure transitional housing needs are met.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City is helping homeless families return to stability more quickly by participating in Coordinated Assessment and increasing the availability of rental assistance. The City also provides financing for below market rate housing units and housing units that provide supportive services. The goal of these efforts is to more quickly provide services for families experiencing homelessness and ensure adequate quantities of housing stock affordable to low and moderate income households.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The Continuum of Care has memorandums of understanding with the two major hospital systems, Carolinas Healthcare System (CHS) and Novant Health. Both use screening tools which include individualized discharge planning and questions on housing status. If it is determined that a patient is homeless, the hospitals provide strategies and resource lists intended to leverage community resources and make referrals to housing and supportive services such as Samaritan House, MedAssist, C.W. Williams Community Health Center, Urban Ministry Center and the Men's Shelter of Charlotte. Both hospital systems participate in Point-in-Time (PIT) counts and work with the CoC and respite providers through Community Care of North Carolina (CCNC) to coordinate and increase access to health care, for those who are most at risk and in need of safe and appropriate housing.

Discussion

By continuing to support shelter operations, prevention and rapid rehousing, the City provides tools to nonprofit agencies working daily to eliminate homelessness. The City is committed to the Continuum of Care and its coordinated assessment process designed to correctly identify and serve individuals.

AP-70 HOPWA Goals - 91.420, 91.220 (I)(3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	100
Tenant-based rental assistance	100
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	10
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	210

AP-75 Barriers to affordable housing - 91.420, 91.220(j)

Introduction

Factors creating barriers to affordable housing include stresses on available funding for affordable housing, high land costs, dilapidated housing stock and the lack of low income household access to credit.

The City of Charlotte works proactively to ensure diverse housing is available throughout the City. The City supports housing programs and operates a local Housing Trust Fund to provide gap financing for new housing developments. This resource is becoming increasingly stressed due to cuts in funding for affordable housing at both the Federal and State level. In 2014 the North Carolina General Assembly cut funding to affordable housing by eliminating the North Carolina State Tax Credit and the North Carolina Historic Tax Credit. It replaced these sources of funding with a loan program that excludes medium and large size cities such as Charlotte from participating, which decreases available funding for Charlotte.

Land costs following the recent recession are on the rebound, a trend that is likely to accelerate in pace with the larger economy. Higher land prices affect the cost of multifamily development and increase mortgage payment amounts for single family homebuyers.

Another barrier to affordable housing is significant levels of aging housing stock in Charlotte-Mecklenburg. Older housing is often leased to low income buyers at affordable rates but can be unsafe or unhealthy. Low cost housing stock is targeted by investors for rental use or redevelopment and may remove affordable rental or homeownership opportunities from the market.

A major barrier to affordable housing is access to mortgage loans for low income buyers. One result of the 2008 finance crisis was the tightening of credit rules and increases in insurance premiums related to mortgage lending. The result is less households able to qualify for a mortgage loan at any rate.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City has adopted a progressive set of codes and ordinances that broadly allow housing throughout the City and provides voluntary incentives for the provision of a mix of housing for households with diverse income. City policies also ensure projects funded by the city are not concentrated in areas with high levels of existing multifamily units.

To lessen barriers to affordable housing the City supports nonprofit housing agencies, encourages creative partnerships and provides funding to support diverse housing options in the Charlotte Mecklenburg community. The City supports nonprofit organizations providing a wide range of services to increase and support housing options for low income households from housing counseling to financial assistance. The City also partners with housing developers to produce housing stock that meets the needs of households earning various levels of income. City funding often fills the financial gap in a housing development that would otherwise be overcome by high rental or purchase rates.

Discussion

The City has a goal of providing diverse housing options in locations close to jobs, transportation and amenities. By providing gap financing, housing rehabilitation and partnering with nonprofit housing organizations the City participates in lowering affordable housing barriers.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The delivery of housing and support services to low and very-low income families and individuals in Charlotte-Mecklenburg involves public, private and non-profit participation at the local, state and federal levels. The following sections further details what services will be provided, their method of delivery and how various programs and agencies work together to create a comprehensive service strategy.

Actions planned to address obstacles to meeting underserved needs

Underserved needs are identified as limited housing units available for low and very low income households, limited housing for persons with special needs and lack of funding to quickly rehouse homeless individuals and households. To address these obstacles, the City will take the following actions; 1) provide gap funding for housing developments that will serve low and very low income households, 2) Seek proposals and set aside funding for housing developments that will provide housing and services for special needs populations and 3) Provide housing subsidies designed to quickly rehouse households experiencing a housing crisis such as homelessness.

Actions planned to foster and maintain affordable housing

In FY2018, the City of Charlotte's annual goal for affordable housing is to undertake rehabilitation of rental units and the construction of new units for extremely low-income, moderate-income households and non-homeless persons with special needs – e.g. elderly, persons with disabilities, and persons living with HIV/AIDS. The rehabilitation of rental units will be accomplished through the various non-profit and private sector housing developers.

To preserve existing ownership units, the City will rehabilitate existing owner-occupied housing units through existing City programs and partnerships with non-profit housing organizations. The City will also continue to provide down payment assistance to lower the barriers of homeownership for low and moderate income households.

Actions planned to reduce lead-based paint hazards

The City of Charlotte received \$2,479,414.00 in federal assistance from the U.S. Department of Housing and Urban Development for the Lead-Based Paint Hazard Control Grant Program and funding was

approved and provided through the 2012 Appropriations Act for Lead Hazard Control Program. The program's purpose is to perform lead testing and lead hazard control activities. Under the new grant approximately 200 homes will be inspected and risk-assessed for lead based paint hazards and approximately 185 homes will have hazard control activities (testing, inspections and housing rehabilitation activities to reduce lead hazards). The City will further integrate lead safe work practices to all city rehabilitation programs, provide technical assistance as requested to contractors on the Housing Bidder's Lists regarding lead safe work practices, encourage Code Enforcement officials to make referrals to LeadSafe Charlotte and enforce code requirements regarding the elimination of deteriorated paint. The City plans to complete the current Lead Hazard Control Program in fiscal years 2016-2018.

The City will also focus on increasing collaboration with the Mecklenburg County Health Department to do outreach and testing of children in vulnerable neighborhoods, including those with an increasing number of Hispanic/Latino children. The City prioritizes units enrolled in the lead program through direct referrals from the Mecklenburg County Health Department for children with elevated levels at 10 ug/l or above.

Actions planned to reduce the number of poverty-level families

The City of Charlotte and Mecklenburg County have been pursuing various strategies and initiatives to improve economic opportunity for low wealth residents. Most of these efforts are integrated into the goals, programs and policies of the City of Charlotte Neighborhood & Business Services Department, the Mecklenburg County Department of Social Services and the Charlotte Housing Authority. Some of the prominent strategies aimed at reducing poverty in Charlotte-Mecklenburg include:

- Mecklenburg County's Work First Program to help lift households receiving public assistance out of their poverty circumstances and into full-time employment.
- CHA's Family Self-Sufficiency Program that provides remedial education, counseling, job training referral and placement to public housing residents.
- Local Job-Link system that provides access to training and jobs.
- Mayor's Mentoring Alliance connects Charlotte mentoring organizations for the purpose of promoting best practices through providing workshops, resources and standards for quality service delivery.
- Mayor's Youth Employment Program that provides summer employment opportunities for disadvantaged youth that exposes them to the world of work.
- The Charlotte-Mecklenburg Housing Advisory Board is a community-based board appointed to implement the Charlotte-Mecklenburg Ten Year Plan to End and Prevent Homelessness. Board Members bring expertise and commitment to the Ten Year plan with authentic and influential

experience in homelessness and housing services and are appointed by the Charlotte Mayor, City Council and the Mecklenburg County Commission. This board helps address system gaps and create opportunities for greater collaboration and coordination across governmental and non-profit agencies as well as with the private sector.

Actions planned to develop institutional structure

The Charlotte Mecklenburg area has a robust delivery system providing services from emergency shelter to first time homeownership. The City works with a number of local nonprofit housing agencies who provide programs and services on behalf of the City. The City acts as the lead agency for the Charlotte Mecklenburg Continuum of Care. This group coordinates efforts to reduce and end area homelessness and provides a continuum of services to low income households. The Charlotte Housing Authority is responsible for all public housing developments in Charlotte Mecklenburg and is also the responsible entity for the Housing Choice Voucher Program. The Charlotte Mecklenburg Housing Partnership is a Community Development Business Organization that works closely with the City on several projects. The City will continue to rely on these partnerships to implement HUD funded housing and community development programs. The City participates in various advisory boards and coalitions that provide continuous feedback on the City's delivery systems and offer suggestions on how to better streamline program delivery and project implementation.

Actions planned to enhance coordination between public and private housing and social service agencies

The City fosters coordination through its participation as the Lead Agency in the Charlotte Mecklenburg Continuum of Care. The City also established the Charlotte Mecklenburg Housing Advisory Board to research and recommend housing best practices and foster coordination between the public and private sectors. The City and many local nonprofit organizations serving homeless individuals work through the Homeless Services Network to coordinate service delivery for families with critical needs related to homelessness.

Discussion

The City of Charlotte will continue to work with its partners to improve delivery structures and services for City residents. Ongoing evaluation of performance and citizen engagement produce high quality programs and strong partnerships that better service the needs of low and moderate household members.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

City of Charlotte participates in the Community Development Block Grant (CDBG), HOME Partnership (HOME), Emergency Solutions Grant (ESG) and Housing Opportunities for Persons With AIDS (HOPWA) programs. The following section covers information and requirements that are program or grant specific.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed.	0
The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
The amount of surplus funds from urban renewal settlements	0
The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities 0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. 85.00%

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City will be using its HOME funds to provide homebuyer downpayment assistance, construct new housing units for low and moderate income families, rehabilitate existing housing units and provide tenant based rental assistance.
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City of Charlotte will use HUD recapture provisions as provided in 92.254. All CHDOs, subrecipients, and consortium members who administer HOME programs will follow resale/recapture provisions that have been adopted by the City.
3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Generally, to maintain eligibility for HOME assistance, units must be occupied by a low or moderate income family and continue to meet HOME requirements during the entire period of affordability based on the amount of assistance and as indicated below:

HOME Funds Period of Affordability/Term of the Loan
Less than \$15,000 / 5 years
\$15,000 - \$40,000/ 10 years
More than \$40,000/ 15 years
New Construction/ 20 years

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Longer affordability periods may be required of multifamily developers based on various development factors.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City has no plans to refinance existing multifamily housing debt.

Emergency Solutions Grant (ESG) Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment).

As required by the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act), the City of Charlotte became the lead agency for the Charlotte-Mecklenburg Continuum of Care (NC505) in July 2013. These written standards are used as a guide for all ESG-funded agencies providing homeless assistance. Shelters, rapid re-housing and prevention agencies in the CoC 505 must participate in the established coordinated assessment process.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Charlotte-Mecklenburg operates a Coordinated Assessment (CA) system that aims to connect homeless individuals and families, or those at imminent risk, to an existing available shelter/housing resource in our community. Utilizing CA, households experiencing homelessness (or imminent homelessness) know exactly where to go to get help; are assessed in a standard and consistent way; are matched with the housing/services that best meet their needs, as available. By assessing everyone the same way, the community can be strategic about its limited resources and where resources may need to be redirected or added.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The City of Charlotte conducts a request for proposals to allocate ESG funding. Funding is allocated to high performing agencies that exhibit the capacity to provide quality services in a cost effective manner. The City's ESG funding priorities are Rapid Re-Housing - Financial Assistance, Emergency Shelter – Operating Costs, Emergency Shelter – Shelter Services, Rapid Re-Housing - Services, Prevention Services, Street Outreach and HMIS. Funding allocations are made on the basis of priority

of the proposed service(s), agency capacity, leverage and the availability of funding.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The City of Charlotte meets the homeless participation requirements by having a currently homeless or formerly homeless seat on our CoC governing board. In addition, a currently homeless or formerly homeless individual participates on review committees for ESG and COC funding.

5. Describe performance standards for evaluating ESG.

All CDBG sub-recipients enter into contractual agreements with the City of Charlotte, which includes a detailed scope of services with measurable objectives. The federal general provisions, along with the appropriate OMB Circulars, are included in contractual agreements to ensure compliance. The budget line items must be reflective of the goals and objectives. Prior to program start-up, the City monitors and evaluates the sub-recipients programmatic and fiscal management practices.

Sub-recipients are required to provide periodic reports on their achievement of contractual objectives. These contracts are monitored on an annual basis. Staff conducts annual site visits to ensure performance of program activities (programmatic as well as fiscal control). In addition, the Financial Services Unit reviews each request for payment. The Program Monitor determines whether the sub-recipient's program is on target and in compliance. A final evaluation is performed at the end of the contract period.

Charlotte-Mecklenburg Continuum of Care ESG Written Standards

Emergency Shelters

There are two emergency shelters in Charlotte-Mecklenburg: one shelter for men and one for women and children. In addition, there is also a domestic violence shelter.

- How do shelters move homeless persons to permanent housing as quickly as possible?

Each shelter uses the housing first model to move individuals and families to housing. The community strives to provide permanent housing within 30 days.

- How are clients prioritized to receive emergency shelter services?

The emergency shelters participate in the continuum of care's coordinated assessment process. The goal is to assist clients through their housing crisis by quickly accessing their needs and providing appropriate services. Those individuals and families who cannot be diverted are prioritized for shelter beds (not applicable to people fleeing domestic violence).

Rapid Re-Housing

- How are clients prioritized to receive rapid re-housing financial assistance and services?

Using the community coordinated assessment process, available rapid re-housing financial assistance is provided to eligible households who are literally homeless, living in shelter or a place not meant for human habitation.

- How is the amount of assistance determined?

Agencies strive to provide assistance for the shortest amount of time possible while ensuring stability and transition to permanent housing. Rapid Rehousing assistance may be provided for up to 24 months within a three-year period. During that period, ongoing evaluations are performed to determine continued need.

Prevention

- How are clients prioritized to receive homelessness prevention financial assistance and services?

Clients are required to provide documentation of need, e.g. eviction or utility cut-off notice.

- How is the amount of assistance determined?

Clients pay 30% of their monthly income minus utilities unless there are other factors determined by case managers. Agencies strive to provide assistance for the shortest amount of time possible while ensuring stability and transition to permanent housing. Rapid Rehousing assistance may be provided for up to 24 months within a three-year period. During that period, ongoing evaluations are performed to determine continued need.

Attachments

Grantee- Unique Appendices

95 Percent of Median Sales Price Calculations HOME Funded Maximum Home Value

The FY17 HOME sales price limit posted in March of 2017 estimates the 95% limit for Mecklenburg County to be \$175,000. This proposed limit would reduce the City's ability to provide housing rehabilitation and down payment assistance programs in some neighborhoods where even modest homes exceed these values.

Per HUD guidelines, in lieu of the limits provided by HUD, a PJ may determine 95 percent of the median area purchase price for single family housing in the jurisdiction in accordance with procedures established by CFR 95.254(a)(2)(iii).

The City of Charlotte collected sales data for home sales closed in Between October 2015 and January 2016. Homes constructed between 2015 and 2016 were excluded from analysis to remove newly constructed homes. The median sales price based on this data set for Mecklenburg County equaled \$204,000. Based on this value, the 95 percent of median for the jurisdiction equals \$193,800. New home sales will use the value as posted by HUD, \$224,000.

The data set used to determine this value is located at www.charlottenc.gov, search for "median sales price calculations".